

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
MONDAY, APRIL 8, 2013**

**MINUTES**

1. The meeting was called to order by Chairman, Dale Judd. In attendance were Supervisors Dave Garfoot and Alex Elkins, Treasurer Kristy Gorman and Jamie Baker, Clerk.
2. Supervisor Elkins made motion to approve the March 4, 2013 Minutes, Supervisor Dave Garfoot seconded the motion and the motion carried.
3. Treasurer Gorman indicated an error on her March report that has been corrected. It was discussed that Town & Country has not been processing our automated payments so it was necessary to reverse what had previously been reflected as paid in February and March and to reissue past due and current amount in April. Treasurer Gorman presented year-end account balances. Supervisor Garfoot made inquiry regarding account balances and questioned whether it should be considered to have a set aside for re-val or additional expenditures that we'll be facing. Further conversation took place regarding the recent repairs to the Loader that has already exhausted this year's repair budget. Supervisor Dave Garfoot made motion to approve the Financial Reports and Bills as presented. The motion to approve was seconded by Chairman Dale Judd and the motion carried.
4. Public discussion was had regarding the receipt of EMS listing from the county however, clerk Baker indicated that she has not had a chance to reconcile the listing received from the county against the Township records. Florence Connors expressed concern that the website doesn't reflect the clerk's phone number and still has the old Assessor information. Dawn Haag expressed concern that the Applications Guide is not being followed, and that the proper documentation isn't being submitted. Further discussion took place about the need to review and possibly update the guide as well as the forms.
5. Clerk's Comments/Announcements:
  - Report regarding Mt. Vernon Park District – April 26<sup>th</sup> is scheduled to be Spring Clean up days. Ball tournament will be 8/24-25; financial information was presented and new playground equipment is planned. It was determined that beginning next year the Vernon Park District will be included on Annual Agenda instead of as part of a regular town board meeting.
  - Applications for matching funds for community improvement projects such as parks bicycle paths, etc., can be applied for, applications are due 5/3. No projects of this nature are under consideration at this time and no application will be submitted.

- It was announced that Transportation Program data is due 6/3 and as a result road inspections should be performed in advance to determine the upcoming slate of projects. The Board decided to perform road inspections on 4/19 to have information available for the next town board meeting.
6. Item 8, Paul Russell's request for a building site and driveway for the VerHagen, formerly Ralston property on Highway U. Property is currently Zoned as RH-2. The main issue related to the siting is the lack of 500' from other buildings; in particular Mr. Zantow's. Discussion focused on whether another suitable spot existed on the property however, it was stated that the slope is too great to build effectively and serious erosion could occur if placed anywhere else. Flood Plane was also an issue that was discussed. Mr. Russell indicated his desire to improve wooded areas for wildlife habitat – and that the site being proposed is really the only one place to build effectively. There is a roughed in drive that's being used currently. This driveway is less than 500' from the neighboring house. The board discussed the need to speak with neighbor, to insure his approval as specified in chapter 8, page 14 of the Comprehensive Plan. It was noted that the property was rezoned in 1998 prior to the new Comprehensive Plan and that what is being proposed is as far away from neighbor as possible. The Board stressed the need to converse with Robert Zantow, (neighbor) to make sure that he would be ok with the exception. Jerry Judd of the planning commission was present at the meeting and indicated that the terrain limits the siting for a house, you can't go North or left due to the slopes. Chairman Judd had no problem with the planned site, to maintain natural features and not disturb the landscape, the only obstacle is the 500' rule and would like this resolved. Thereby making the approval contingent upon Mr. Zantow's willingness to allow the variance of 500' distance. This is only theoretical as Mr. Russell doesn't yet own the land and that he just wants to make sure that the lot is buildable prior to purchase. He indicated that he has spoken with Mr. Zantow regarding the siting and doesn't feel that there is a problem. It was noted that there is no petition at this time. Chairman Judd made motion to tentatively approve the building site off Rundle Road, as stated by planning commission, and with the approval of Mr. Zantow. Dave Garfoot seconded the motion and the motion carried 2-1. Clerk Baker is to draft a letter to Mr. Zantow at such time as the project is to move forward to insure his agreement with the siting variance.
7. During discussion regarding Bill Haack's CUP for a secondary farmhouse – Concerns were expressed that there currently is no secondary person who is making 20% of their income for this purpose. Also, Mr. Haack was asked to clarify several areas of discrepancy in his application and discussions that have taken place since original application was made. On the issue of income, Mr. Haack's schedule F indicates that the Farm's income is from Dairy and all discussions have been about horse breeding. Mr. Haack indicated that the accountant had made an error and that the income was from breeding. It was pointed out that Mr. Haack receives income from land rental for a dairy operation and was asked how much of the income stated is attributable to rental. Mr. Haack said that only a small portion was from rental. Further discussion ensued related to other possible places to site the secondary house to minimize disruption to cropland. Supervisor Garfoot was asked to recuse himself from voting as there was concern regarding possible conflict of interest. Chairman Judd made a motion to approve the secondary farmhouse with the condition that "Option B", (2 housing densities), be used in its creation. Thereby maintaining consistency with the townships siting and density criteria. Supervisor Elkins seconded the motion and the motion carried 2-0 with 1 abstention.

8. It was determined that since the previous site visit was cancelled due to weather that that a site visit would take place on 4/13/13 at 10:30 am in regard to Bill Haack's request for lots south of Liberty.
9. Discussion regarding options related to the Non-Metallic Mining Ordinance particularly as it relates to enforceability and regular reviews and the ability to revoke for non-compliance. It was determined that the Board would like to move forward with the more stringent approach. Mr. Reynolds will prepare the Ordinance to be reviewed by the Board at the May 6<sup>th</sup> Board Meeting. The Board indicated that they would like the planning commission to participate in this portion of the meeting next month.
10. The ordinance amendment was reviewed and summarized. Chairman Judd made motion to approve the Ordinance Amendment 42, 2012-2013 as proposed by Dane County relating to the siting of wind energy systems. Supervisor Elkins seconded the motion and the motion carried 3-0.
11. Chairman Judd recommended reappointment of Jerry Judd to the Planning Commission for another three-year term that would expire in April of 2016. Supervisor Garfoot made the motion to reappoint Jerry Judd for another 3 year term on the Plan Commission the motion was seconded by Chairman Judd and the motion carried 3-0.
12. There were no new proposed agricultural buildings.
13. Business for next month's agenda will include:
  - Road Inspection report for use in completing the transportation report
  - Discussion and possible action on the Non-Metallic Mining Ordinance as proposed by Glen Reynolds
  - Discussion and possible action regarding Mr. Haack's possible sites south of Liberty.
14. Supervisor Garfoot made motion to adjourn the meeting. The motion was seconded by Supervisor Elkins and the motion carried 3-0.

Submitted by,

Jamie Baker, Clerk